

2331 77 Street SW
Calgary, Alberta

MLS # A2209570

\$799,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: wooden storage shelves in garage, TV mounts in living room and primary bedroom, clothes rack in laundry room

OPEN HOUSE SUNDAY APRIL 13TH 12-2PM Welcome to Arcola at Spring Willow, an exquisite townhome development by Truman Homes, nestled in the sought-after Springbank Hill community on Calgary's desirable West Side. This upscale corner unit is a rare find, featuring breathtaking mountain views and a triple-car tandem garage! The townhome complex exudes a distinct British-inspired charm, with a classic brick exterior and street-level access to the unit. Upon entering, you'll be greeted by an open-concept floor plan that invites natural light to flood the space. Large east-facing windows brighten the spacious living room, creating a welcoming atmosphere. The chef-inspired kitchen is a true centerpiece, showcasing high-end finishes such as quartz countertops, stainless steel appliances, including a custom Fisher&Paykel fridge, gas cooktop, floor-to-ceiling cabinetry, trendy light fixtures, and ample storage, including an extra pantry. A stylish built-in desk offers an ideal space for work-from-home days or homework sessions. Rounding out the main floor is a convenient powder room and a large west-facing patio with Duradek flooring and gasline, perfect for outdoor relaxation. Upstairs, the high ceilings amplify the airy, expansive feel of the space. This level features three generously-sized bedrooms, a large laundry room with additional linen storage, and a primary suite that will impress. Enjoy stunning west-facing mountain views right from your bed. The luxurious ensuite boasts a raised dual vanity, spacious shower with a built-in bench, elegant tile flooring, and a spacious walk-in closet. The additional bedrooms are equally impressive, with ample space, high vaulted ceilings, and abundant natural light. A standout feature of this home is the triple-car garage, offering exceptional storage and parking space—an increasingly rare and highly desirable

amenity. Whether you're seeking a family home or a stylish retreat, this townhome masterfully blends modern elegance with thoughtful design. Conveniently located near top-rated schools, the Aspen Landing Shopping Centre, and with quick access to Stoney Trail, this home is ideally situated for a lifestyle of both convenience and luxury in one of Calgary's most coveted communities. Don't miss the opportunity to make this stunning townhome your own!